Budget Estimate for

City of South Miami – City Hall, Police Station & Silva Martin Buildings





April 9, 2015



RODRIGUEZ ARCHITECTS, INC.

AAC - 001933

EXECUTIVE SUMMARY & ASSUMPTIONS

The purpose of this estimate is to establish a preliminary budget cost for the remodeling and renovation of the existing City buildings located at 6230 Sunset Drive, South Miami, FL.

The existing buildings comprise of the City Hall and Police Department in one masonry building and the Silva Martin Building (designated historically significant in South Miami), currently housing Building and Zoning Department. The total square footage for both buildings is approximately 25,350.

The City Hall building was originally built in 1956 and the Silva Martin building was built in 1940.

The following assumptions have been made after discussions with Mr. Steven Alexander and Ms. Shari Kamali:

- Entire interiors will be gutted and re-built to allow for new reconfiguration and relocation of city departments.
- Council chambers can move to Silva Martin Building.
- Bring in certain staff members from other departments not currently housed in these buildings.
- Upgrade entire facility to comply with ADA.
- Address and repair all current waterproofing issues.
- Location of police department temporary prison cells will remain.
- Replace existing elevator (housed in Police Station) with new and provide a separate new elevator for City Hall use.

Budget estimate is based on current prices and does not account for any future escalation and/or inflation. No established facilities program nor complete set of as-built drawings, surveys, nor were test reports provided by the City for the establishment of this budget. It is based on the Architect's assumptions and experience with similar scopes of work and building types and on-site observations of existing facilities.



04.09.2015

Estimate for Renovations and Remodeling of Existing Building Architect's Project No. 1501

	's Project No. 1501						
	Description	Unit	QTY.		Cost		Total
1.00	GENERAL CONDITIONS						
1.01	See below.			1			
	EVICTING CONDITIONS				SUBTOTAL	. \$	
2.00	EXISTING CONDITIONS	05	2.250	1 0	0.00		07,000,00
2.01	Interior demolition - all interior non bearing walls and toilet rooms	SF	3,350	\$	8.00		26,800.00
2.02	Exterior wall demolition - addition at rear Asbestos abatement	SF SF	830	\$	10.00	_	8,300.00
2.03	nabeatos abatement) SF	3,350	1 4	2.00	\$	6,700.00
					SUBTOTAL	\$	41,800.00
3.00	CONCRETE					Ψ	41,000:00
3.01	Concrete repairs to meet code	LS	1	\$	40,000.00		\$40,000.00
3.01	Re-pour slab	SF	1,000	\$	12.00		\$12,000.00
0.01	No pool sido		1,000	Ψ	12.00		ψ12,000.00
					SUBTOTAL	. \$	52,000.00
4.00	MASONRY						
4.01	Not used					\$	-
				1			
					SUBTOTAL	. \$	-
5.00	METALS						
5.01	Structural steel reinforcement - main trusses	LS	1	\$	20,000.00	\$	20,000.00
					SUBTOTAL	. \$	20,000.00
6.00	WOOD, PLASTICS & COMPOSITES						
6.01	Miscellaneous wood repairs - roof sheathing	SF	3,350	\$	2.50		8,375.00
6.02	Millwork - council chambers dias	LF	20	\$	1,000.00	\$	20,000.00
					SUBTOTAL	. \$	28,375.00
7.00	THERMAL & MOISTURE PROTECTION						
7.01	Re-roofing & insulation	SF	3,350	\$	12.50	\$	41,875.00
					SUBTOTAL	. \$	41,875.00
8.00	OPENINGS						
8.01	Removal and replacement of existing windows	SF	500	\$	80.00		40,000.00
8.02	Replace existing metal doors	EA	6	\$	2,750.00	\$	16,500.00
					CLIDIOTAL		F./ F00 00
9.00	FINISHES				SUBTOTAL	. \$	56,500.00
9.00	Re-paint interior	SF	16,000	\$	1.25	¢	20,000.00
9.02	Interior partitions & exterior wall finish with insulation	SF	16,000	\$	4.50		72,000.00
9.03	Drywall ceilings in toilet rooms	SF	250	\$	4.50		1,125.00
9.04	Ceiling finishes - council chambers and entry	SF	2,000	\$	4.00		8,000.00
9.05	Carpet and base	SF	2,000	\$	12.00	1 -	24,000.00
9.06	Ceramic tile flooring and walls	SF	1,160	\$	8.50		9,860.00
				+*-		ļ ·	7,000.00
					SUBTOTAL	. \$	134,985.00
10.00	SPECIALTIES						
10.01	Toilet partitions and accessories	LS	1	\$	5,000.00	\$	5,000.00
10.02	Identifying devices	LS	1	\$	1,500.00	\$	1,500.00
10.03	Fire protection	LS	1	\$	500.00	\$	500.00
				1			
					SUBTOTAL	\$	7,000.00
11.00	EQUIPMENT						
11.01	Not used					\$	-
					SUBTOTAL	. \$	-
12.00	FURNISHINGS						
12.01	New window shades	SF	500	\$	12.00		6,000.00
12.02	New auditorium seating	LF	100	\$	600.00	\$	60,000.00
					SUBTOTAL	. \$	66,000.00
13.00	SPECIAL CONSTRUCTION						
13.01	Not Used					\$	-
					SUBTOTAL	. \$	
14.00	CONVEYING						
14.01	Not Used					\$	-
					SUBTOTAL		





21.00	FIRE SUPPRESSION					
21.01	Not Used				\$	-
				SUBTOTAL		-
22.00	PLUMBING					
22.01	New fixtures	EA	6	\$ 3,000.00	\$	18,000.00
22.02	New electric water cooler - hi/lo	EA	1	\$ 4,000.00	\$	4,000.00
				SUBTOTAL	\$	22,000.00
23.00	HEATING, VENTILATION & AIR CONDITIONING					
23.01	New HVAC system including ductwork	Ton	10	\$ 4,500.00	\$	45,000.00
				SUBTOTAL	\$	45,000.00
26.00	ELECTRICAL					
26.01	Upgrade electrical and new installations	SF	2,250	\$ 15.00	\$	33,750.00
				SUBTOTAL		
27.00	COMMUNICATIONS					
27.01	Not Used				\$	-
				SUBTOTAL		
28.00	ELECTRONIC SAFETY & SECURITY					
28.01	Fire Alarm	SF	2,520	\$ 4.50	\$	11,340.00
28.02	Security Alarm	SF	2,520	\$ 1.50	\$	3,780.00
28.03	Camera Surveillance	SF	2,520	\$ 3.50	\$	8,820.00
				SUBTOTAL	\$	23,940.00
32.00	EXTERIOR IMPROVEMENTS					
32.01	Landscape	LS	1	\$ 10,000.00	\$	10,000.00
32.02	Irrigation	EA	125	\$ 75.00	\$	9,375.00
32.02	Paving, striping and repairs	LS	1	\$ 20,000.00	\$	20,000.00
				SUBTOTAL		
TOTALS:						
Subtotal All	Divisions:				\$	612,600.00
	Project Sofcosts (includes A/E fees, testing fees, permit fees, FF&E and misc. others)			35.0%	\$	214,410.00
General Co	General Conditions (does not include soft costs - fees, testing, etc.)			12.0%	\$	73,512.00
Contractor's	Contractor's O&P			10.0%	\$	68,611.20
Owner's Cor	Owner's Contingency			15.0%	\$	113,208.48
GRAND TO	COTAL:				¢	1,082,341.68





Estimate for Renovations and Remodeling of Existing Building Architect's Project No. 1501

	. Description	Unit	QTY.		Cost		Total
1.00	GENERAL CONDITIONS						
1.01	See below.						
					SUBTOTAL	\$	
2.00	EXISTING CONDITIONS						
2.01	Interior demolition - all interior non bearing walls and toilet rooms	SF	22,000	\$	6.50	\$	143,000
2.02	Asbestos abatement	SF	22,000	\$	3.50	\$	77,000
0.00	00110177				SUBTOTAL	\$	220,00
3.00	CONCRETE	LS					
3.01	Concrete repairs and/or restoration	SF	1	\$	100,000.00		\$100,00
3.01	Re-pour slabs	31	5,000	\$	12.00		\$60,0
					SUBTOTAL	•	160,00
4.00	MASONRY				JUDIOTAL	ф	180,00
4.01	Repair veneer & pre-cast panels	LS	1	\$	50,000.00	\$	50,00
4.01	Repail verteer & pre-cast parters	LS	<u>'</u>	Ψ	30,000.00	Ψ	30,00
					SUBTOTAL	\$	50,00
5.00	METALS				300101712	Ψ	30,00
5.01	Structural steel	LS	1	\$	20,000.00	\$	20,00
5.02	Metal railings	EA	3	\$	20,000.00	\$	60,00
5.03	Bollards	EA	20	\$	1,000.00	\$	20,00
5.04	Stair nosinsg	EA	80	\$	150.00	\$	12,0
	1		+	+	100.00	-	12,01
	<u> </u>				SUBTOTAL	\$	112,0
6.00	WOOD, PLASTICS & COMPOSITES						
6.01	Millwork - cabinetry	LF	200	\$	225.00	\$	45,0
6.02	Countertops and closets	LF	200	\$	98.00	\$	19,60
6.03	Display cases	EA	5	\$	2,000.00	\$	10,0
6.04	Miscellaneous rough and finish carpentry	LS	1	\$	15,000.00	\$	15,0
				+ ' -		_	
					SUBTOTAL	\$	89,60
7.00	THERMAL & MOISTURE PROTECTION						
7.01	Re-roofing & insulation & coping caps	SF	22,000	\$	12.50	\$	275,0
7.02	Exterior waterproofing & sealing of building	SF	13,300	\$	1.75	\$	23,2
					SUBTOTAL	\$	298,2
8.00	OPENINGS						
8.01	Removal and replacement of existing windows	SF	1,625	\$	80.00	\$	130,0
8.02	Replace existing metal doors	EA	105	\$	2,750.00	\$	288,7
8.03	Replace storefront	SF	600	\$	95.00	\$	57,0
8.04	Bullet proof glass	LS	1	\$	40,000.00	\$	40,00
					SUBTOTAL	\$	515,7
9.00	FINISHES						
9.01	Re-paint interior	SF	42,700	\$	1.25	\$	53,3
9.02	Re-paint exterior	SF	16,128	\$	1.50	\$	24,1
9.03	Stucco repairs and/or replacement	SF	16,128	\$	4.25	\$	68,5
9.04	Interior partitions & exterior wall finish with insulation	SF	67,000	\$	4.50	\$	301,5
9.05	Drywall ceilings	SF	5,200	\$	4.50	\$	23,4
9.06	Acoustical ceilings	SF	17,600	\$	4.00	\$	70,40
9.07	Resilient tile and/or carpet tile with base	SF	21,600	\$	4.50	\$	97,20
	Ceramic tile flooring and walls	SF	4,000	\$	8.50	\$	34,0
9.08							
9.08							
					SUBTOTAL	\$	6/2,6
10.00	SPECIALTIES						
10.00 10.01	Toilet partitions and accessories	LS	1	\$	25,000.00	\$	25,0
10.00 10.01 10.02	Toilet partitions and accessories Identifying devices	LS	1	\$	25,000.00 20,000.00	\$	25,00 20,00
10.00 10.01 10.02 10.03	Tollet partitions and accessories Identifying devices Fire protection	LS LS	1	\$	25,000.00 20,000.00 5,000.00	\$ \$ \$	25,00 20,00 5,00
10.00 10.01 10.02 10.03 10.04	Toilet partitions and accessories Identifying devices Fire protection Exterior signs	LS LS LS	1 1	\$ \$ \$	25,000.00 20,000.00 5,000.00 15,000.00	\$ \$ \$	25,00 20,00 5,00 15,00
10.00 10.01 10.02 10.03 10.04 10.05	Toilet partitions and accessories Identifying devices Fire protection Exterior signs Lockers	LS LS LS EA	1 1 1 35	\$ \$ \$ \$	25,000.00 20,000.00 5,000.00 15,000.00 650.00	\$ \$ \$ \$	25,00 20,00 5,00 15,00 22,7;
10.00 10.01 10.02 10.03 10.04 10.05	Toilet partitions and accessories Identifying devices Fire protection Exterior signs Lockers Operable/folding partition	LS LS LS EA	1 1 1 35	\$ \$ \$ \$	25,000.00 20,000.00 5,000.00 15,000.00 650.00 30,000.00	\$ \$ \$ \$	25,00 20,00 5,00 15,00 22,7: 30,00
10.00 10.01 10.02 10.03 10.04 10.05	Toilet partitions and accessories Identifying devices Fire protection Exterior signs Lockers	LS LS LS EA	1 1 1 35	\$ \$ \$ \$	25,000.00 20,000.00 5,000.00 15,000.00 650.00	\$ \$ \$ \$	25,00 20,00 5,00 15,00 22,7: 30,00
10.00 10.01 10.02 10.03 10.04 10.05	Toilet partitions and accessories Identifying devices Fire protection Exterior signs Lockers Operable/folding partition	LS LS LS EA	1 1 1 35	\$ \$ \$ \$	25,000.00 20,000.00 5,000.00 15,000.00 650.00 30,000.00	\$ \$ \$ \$ \$	25,00 20,00 5,00 15,00 22,7: 30,00 15,00
10.00 10.01 10.02 10.03 10.04 10.05 10.06 10.07	Toilet partitions and accessories Identifying devices Fire protection Exterior signs Lockers Operable/folding partition Flagpole	LS LS LS EA	1 1 1 35	\$ \$ \$ \$	25,000.00 20,000.00 5,000.00 15,000.00 650.00 30,000.00	\$ \$ \$ \$ \$	25,00 20,00 5,00 15,00 22,7: 30,00 15,00
10.00 10.01 10.02 10.03 10.04 10.05 10.06 10.07	Toilet partitions and accessories Identifying devices Fire protection Exterior signs Lockers Operable/folding partition Flagpole EQUIPMENT	LS LS LS EA EA	1 1 1 35 1	\$ \$ \$ \$ \$	25,000.00 20,000.00 5,000.00 15,000.00 650.00 30,000.00 15,000.00	\$ \$ \$ \$ \$ \$	25,00 20,00 5,00 15,00 22,7' 30,00 15,00
10.00 10.01 10.02 10.03 10.04 10.05 10.06	Toilet partitions and accessories Identifying devices Fire protection Exterior signs Lockers Operable/folding partition Flagpole	LS LS LS EA	1 1 1 35	\$ \$ \$ \$	25,000.00 20,000.00 5,000.00 15,000.00 650.00 30,000.00	\$ \$ \$ \$ \$ \$	25,0 20,0 5,0 15,0 22,7 30,0 15,0





12.00	FURNISHINGS						
12.01	New window shades	SF	2,000	\$	12.00	\$	24,000.00
					SUBTOTAL	\$	24,000.00
13.00	SPECIAL CONSTRUCTION						
13.01	Not Used			-		\$	-
					011070741		
14.00	COMMENTAL				SUBTOTAL	\$	
14.00	CONVEYING Replace elevator	EA	1		70,000.00	•	70,000.00
14.02	Add new elevator	EA	1		110,000.00	\$	110,000.00
14.02	Add New elevator	LA	· ·		110,000.00	Ψ	110,000.00
					SUBTOTAL	\$	180,000.00
21.00	FIRE SUPPRESSION				005101712	Ψ	
21.01	Fire sprinkler	SF	22,000	\$	4.50	\$	99,000.00
				<u> </u>		i i	
					SUBTOTAL	\$	99,000.00
22.00	PLUMBING						
22.01	New fixtures	EA	40	\$	3,000.00	\$	120,000.00
22.02	New electric water cooler - hi/lo	EA	4	\$	4,000.00	\$	16,000.00
					SUBTOTAL	\$	136,000.00
23.00	HEATING, VENTILATION & AIR CONDITIONING						
23.01	New HVAC system	Ton	100	\$	2,000.00		200,000.00
23.02	Replace ductwork	LS	1	\$	150,000.00	\$	150,000.00

04.00	TI TOTALO II				SUBTOTAL	\$	350,000.00
26.00 26.01	ELECTRICAL	SF	22,000	l #	10.50	•	275 000 00
26.02	Upgrade electrical and new installations	EA EA	22,000	\$	12.50	\$	275,000.00
20.02	Emergency generator	EA	'	1	200,000.00	Þ	200,000.00
					SUBTOTAL	\$	475,000.00
27.00	COMMUNICATIONS				005101712	<u> </u>	., 0,000.00
27.01	Not Used					\$	-
						<u> </u>	
					SUBTOTAL		
28.00	ELECTRONIC SAFETY & SECURITY						
28.01	Fire Alarm	SF	22,000	\$	4.50	\$	99,000.00
28.02	Security Alarm	SF	22,000	\$	1.50	\$	33,000.00
28.03	Camera Surveillance	SF	22,000	\$	3.50	\$	77,000.00
					SUBTOTAL	\$	209,000.00
32.00	EXTERIOR IMPROVEMENTS						
32.01	Landscape	LS	1	\$	25,000.00		25,000.00
32.02	Irrigation	EA	325	\$	75.00	\$	24,375.00
32.03	Paving, striping and repairs	LS	1	\$	200,000.00	\$	200,000.00
32.04	Bicycle rack	EA	1	\$	3,000.00	\$	3,000.00
32.05	Exterior railings	LS	1	\$	25,000.00	\$	25,000.00
					SUBTOTAL	•	277,375.00
					SUBIOTAL	Þ	2//,3/3.00
TOTALS:							
Subtotal All	Divisions					\$	4,125,361.00
	costs (includes A/E fees, testing fees, permit fees, FF&E and misc. others)			Т	35.0%	\$	1,443,876.35
	anditions (does not include soft costs - fees, testing, etc.)				12.0%	\$	495,043.32
	Contractor's O&P					\$	462,040.43
	Dwner's Contingency					\$	762,366.71
	wner's Contingency 15.0 RAND TOTAL:					\$	7,288,687.81



